



# YORKTON

2 BED - 2 BATH - 1328 SQ. FT.





*10 Horton Court*

Included Features:

- 15m x 33m lot size on quiet cul-de-sac street
- Asphalt paved driveway
- Manufactured Stone and prefinished Cape Cod wood siding on front elevation, vinyl siding on rear and side elevations
- Covered Front porch with Stamped Concrete Finish
- Coffered ceiling in Living Room
- Premium quartz counter tops in kitchen c/w undermount sinks
- Black colored windows on all elevations
- Large Pressure treated wood deck
- Stained oak stair treads from main to basement floor
- Luxury Vinyl Plank flooring throughout
- Ensuite featuring acrylic 1 piece walk in shower
- Quality kitchen cabinetry with crown molding to the ceiling
- Designer light fixture package with 7 led pot lights
- Attached 2 car garage with side man door
- Central air conditioning

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## Potters Creek Phase 9A -- 10 Horton Court

### Structural Details

- Poured concrete foundation walls on concrete footings
- Heavy Duty damp-proofing with delta drainage membrane
- Tile Drainage system around perimeter of foundation
- 2" X 6" exterior walls with OSB Sheathing and R-5 rigid insulation board
- 2" X 10" floor joist with cross bridging
- 5/8" tongue and groove engineered floor sheathing.
- 7/16" osb roof sheathing
- Kiln dried pre-engineered wood roof trusses
- 8 foot ceilings (10 foot high entry ceiling)

### Windows & Doors

- **EnergyStar certified**, Low-E coated, Argon-filled, vinyl windows (casement & slider complete with screens)  
**Colored on all elevations.**
- Front exterior door to be insulated steel or fiberglass with **thermal glass insert.**
- Garage man door to be insulated steel with self-closing device
- Patio door as per plan (if applicable)
- Insulated sectional steel garage door complete with garage door opener(s) and **windows.**
- All exterior openings professionally sealed and caulked.
- Basement windows as per plans
- **Frosted glass** in bathroom window (if applicable)

### Exterior Details:

- Self-sealing, 30-year architectural shingles
- Color match valley flashing and roof vents
- Durable **Stone on front elevation** with prefinished wood siding accents, Vinyl siding on rear and side elevations
- Maintenance free aluminum soffit and fascia
- 5"seamless eaves-trough and downspouts-
- **Stamped concrete front walkway and porch**
- Covered front porch (as per floor plan)
- **Asphalt Paved driveway** (Cobblestone to pave within one year of occupancy)
- Lot graded and fully sodded
- Pressure treated wood deck (as per plan)

### Plumbing

- Double stainless steel undermount sink in kitchen (single handle faucet c/w pull-out wand)
- One-piece white acrylic tub/showers in main bath
- One-piece white acrylic showers in ensuite bath
- White low flush toilets
- Single lever faucets throughout, non-scald valves in tubs & showers
- Washer and dryer connections (dryer vented to exterior)
- Two exterior faucets (one in the garage and one in the rear)
- 3-Piece bath in basement (rough-in only)
- Rough- in for dishwasher
- Water line to Fridge
- Laundry tub in basement utility area
- Sealed Sump pit and pump provided.

### Heating, Air Conditioning & Ventilation

- **EnergyStar certified** High efficiency forced air gas furnace
- **EnergyStar certified** high efficiency tankless, natural gas water heater (rental)
- Central air conditioning
- **EnergyStar certified** Heat Recovery Ventilator (HRV)
- Programmable thermostat for heating and cooling
- **Natural Gas line to BBQ Location on deck**

### Interior Finishing:

- One coat primer and two finish coats of paint on all painted surfaces, latex throughout
- Exterior lock sets keyed alike complete with deadbolts
- Grip set for front entry door
- Privacy lock sets on all bathrooms
- Pin hinge or spring door stop on all doors
- Bevelled mirrors over vanities
- Quality lever style door hardware
- MDF baseboards and casing
- Contemporary style interior doors
- Stained oak handrails with metal spindles
- Space Age Wire shelving in all closets
- **Luxury Vinyl Plank flooring throughout**
- Quality kitchen and vanity cabinets complete with soft close doors/drawers.
- Quartz countertops in Kitchen
- Laminate countertops in bathrooms
- **Stained oak basement stair treads.**

### Electrical:

- 200-amp electrical service
- Two exterior weatherproof plugs
- Builder supplied designer lighting fixtures
- 7 pot lights included.
- Interconnected Smoke and Carbon Monoxide detectors wired to panel.

- 4 phone and 4 TV outlets
- Stove and dryer receptacles
- Switched exterior soffit receptacle
- Energy efficient R2000 electrical boxes installed on all exterior walls
- Decora style plugs and switches

### Drywall & Insulation:

- R-50 insulation in ceilings, R-25 exterior walls and R-17 in basement walls (R-31 in vaulted ceilings)
- 6 mil Polyethylene vapour barrier
- 1/2" drywall
- Chamfered corner beads
- Resilient channel on ceiling
- Painted, non-textured ceilings

### General:

- Home to be registered with TARION Warranty Program
- House Professionally cleaned prior to occupancy
- Scheduled Pre-Delivery Inspection with Builder prior to occupancy.
- H.S.T is included in the purchase price for principal residences with all applicable rebates assigned to Builder.